

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 19, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 19, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
John P. Valengavich
Pasquale A. Pepe

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF SEPTEMBER 12, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 12, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 13-150 **Transaction/Contract Type:** New Lease
Origin/Client: DAS/ DCF

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed lease agreement at 9:37 a.m. and concluded at 9:58 a.m.

PRB # 13-168 **Transaction/Contract Type:** New Lease
Origin/Client: DAS/ DAS

Statutory Disclosure Exemptions: 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed lease agreement at 9:58 a.m. and concluded at 10:05 a.m.

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PRB # 13-193 **Transaction/Contract Type:** RE / Sale
Origin/Client: DAS / DDS
Project Number: SB 12-02
Grantee: Peter Macher
Property: 145 Camp Street, Meriden
Project Purpose: DAS Sale of Surplus State Property

Statutory Disclosure Exemptions: 1-210(b)(24)

The Board commenced discussion of the proposed sale at 10:05 a.m. and concluded at 10:12 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 13-196 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 034-313-002
Grantor: Christopher W. Cianflone, et al.
Property: 88 North Street, Danbury
Project Purpose: North Street - Route 37 Improvements Project
Item Purpose: Acquisition of a 144 ± SF of land, compensation for the relocation, wiring and base for equipment as well as severance for the loss of one parking spot and access from Route 37.

This DOT Project 034-313 consists of interchange improvements at the I-84 Interchange 6 “eastbound on” and I-84 Interchange 6 “westbound off” ramps. The improvements to the ramps include adding to the acceleration and deceleration lane lengths. A new signal is proposed at the Route 37/eastbound on-ramp. The project also includes improvements to several intersections along Route 37 from Interchange 6 northerly to the North Street Shopping Center driveway, including widening Route 37 and adding new left turn lanes at the eastbound on-ramp and the Hayestown Avenue intersection. In March 2007 the estimated total project cost was \$7,200,000 of which \$750,000 was budgeted for partial takings affecting 16 parcels. Federal funds will provide 90% of the cost of the Interchange improvements and 80% of the cost of the Route 37 improvements.

The subject property is 0.10 acres located at the corner of North Street (Route 37) and Second Avenue. It is improved with a two story retail and residential apartment building (circa 1920). Currently, access is legally possible from Route 37, North Street. Patrons currently access the property from Second Avenue. The present use is the highest and best use. The property was purchased for \$300,000 in 2000.

As a result of the taking, the grantor will lose one parking space and the legal right to access the property from Route 37. DOT will take 144 SF of land at the northwest corner of the property, and will deny the use of future access from Route 37. The site will have access from Second Avenue, where frontage will be reduced from 80 feet to 65 feet. The taking area encompasses one primary parking space, the subject’s

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ice machine, three steel bollards, and a fire hydrant, all of which will be relocated, with a new base and wiring necessary for relocating the ice machine.

Independent fee appraiser B. J. Pape prepared a “before & after” appraisal report (May 2013) in which he valued the total property using the Sales Comparison and Income Approaches, concluding \$275,00 before the taking and \$244,000 after the taking, for damages in the amount of \$31,000.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The severance award is reasonable and well supported by the appraisal report prepared by B. J. Pape & Co., Inc.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

OTHER BUSINESS

Discussion Draft 2013 SPRB Annual Report. Board members reviewed a revised draft of the Annual Report to the Governor, prepared in accordance with Connecticut General Statutes §4b-2(a).

The Board took the following votes in Open Session:

PRB FILE #13-150 - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-150. The motion passed unanimously.

PRB FILE #13-168 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-168. The motion passed unanimously.

PRB FILE #13-193 - Mr. Pepe moved and Mr. Norman seconded a motion to approve PRB File #13-193. The motion passed unanimously.

PRB FILE #13-196- Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-196. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary